

139.0

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Map

Block

Lot

1 of 1

Residential

CARD

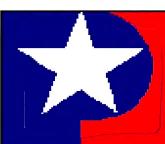
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,447,000 / 1,447,000

USE VALUE: 1,447,000 / 1,447,000

ASSESSED: 1,447,000 / 1,447,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		LINCOLN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RAPP WILLIAM E & DEBORAH A	
Owner 2:	
Owner 3:	
Street 1: 5 LINCOLN ST	
Street 2:	

Twn/Cty: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02476		Type:

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
This parcel contains .277 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Wood Shingle Exterior and 3292 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.			

OTHER ASSESSMENTS	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	WEST ANDREW P &	72329-339	1	3/14/2019		1,670,000	No	No		
	WEST ANDREW P &	71842-122	1	11/2/2018	Convenience		1	No	No	
	SAPIENZA ANTHON	24648-405		6/24/1994		395,000	No	No	Y	

PROPERTY FACTORS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
Item	Code	Description	%	Item	Code	Description	4/7/2008	317	Siding	25,000	G9	GR FY09	
Z	R1	SINGLE FA	100	water			8/16/2006	679	Re-Roof	11,000	G8	GR FY08	
o				Sewer			6/16/2003	558	Renovate	58,000	G6	GR FY06	new master bath,ad
n				Electri			6/6/1998	378	Addition	85,000			4X14 ADD/REMODEL K
							7/15/1997	400	Manual	3,800			REPAIR PORCH/STEPS
Census:				Exempt			11/1/1994	595	Manual	5,000			REPAIR ATTIC
Flood Haz:													
D				Topo									
s				Street									
t				Gas:									

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12055	Sq. Ft.	Site			0	90.	0.65	10									703,482						703,500	

Total AC/Ha: 0.27674

Total SF/SM: 12055

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 703,482

Spl Credit

Total: 703,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

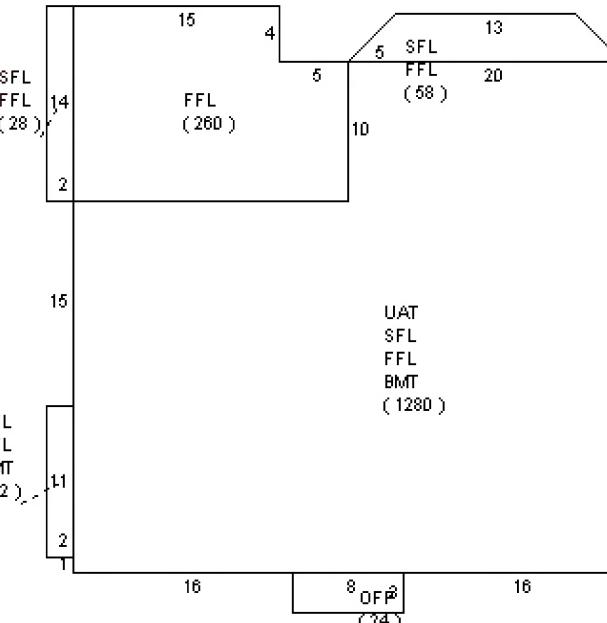
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

FRPL NON-FUNC.

SKETCH**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1890
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G6
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	4.6 %	

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	0.99584979
Const Adj.:	1.06039381
Adj \$ / SQ:	137.279
Other Features:	140000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	773958
Depreciation:	35602
Depreciated Total:	738356

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	166.11	
Special Features:	0	Val/Su Net:	157.71	
Final Total:	738400	Val/Su SzAd:	243.21	

PARCEL ID

139.0-0001-0001.A

MOBILE HOME

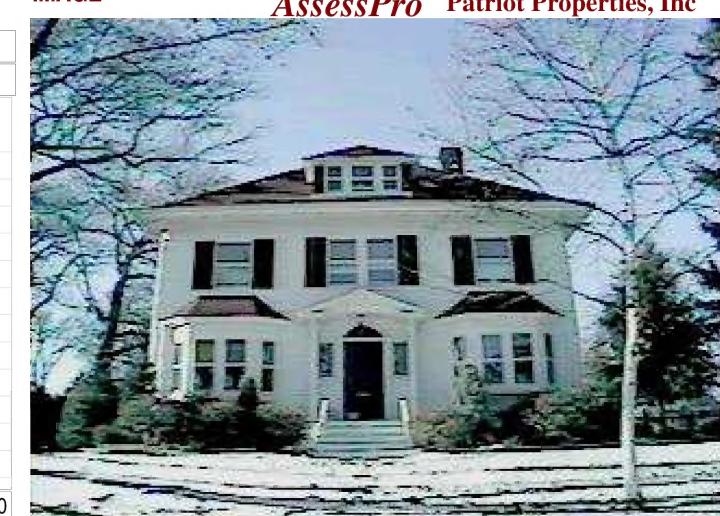
Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100

More: N Total Yard Items: 5,100 Total Special Features: []

Total: 5,100

IMAGE**AssessPro Patriot Properties, Inc**